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Dollars (\$25,000.00) from which will be paid a commission of One Thousand Two Hundred Fifty Dollars (\$1,250.00), leaving the sum of Twenty-three Thousand Seven Hundred Fifty Dollars (\$23,750.00) net to the estate on which your Petitioner has accepted a deposit of Two Thousand Dollars (\$2,000.00). This price is based upon the retention of a purchase money mortgage of Fifteen Thousand Dollars (\$15,000.00), bearing interest at the rate of five per centum (5%) per annum on the unpaid balance thereof, payable quarterly; Four Thousand Dollars (\$4,000.00) thereof to be amortized over a period of four years at the rate of Five Hundred Dollars (\$500.00) semi-annually, the first payment being payable April 1, 1955, and the balance of Eleven Thousand Dollars (\$11,000.00) to be payable on March 31, 1964, as will more fully appear from the Exhibit Offer which is prayed to be considered as a part hereof.

SIXTH: That your Petitioner has submitted said offer to the beneficiaries, who join with your Petitioner in recommending the same to your Honorable Court for ratification as will more fully appear from the Exhibit Recommendation prayed to be considered as a part hereof.

SEVENTH: That your Petitioner believes that this offer represents the fair market value of said real estate and that it is ^{to} the best interest of this estate that a sale to Roy F. Emery and Jacqueline Emery, his wife, based upon their offer, be ratified and confirmed by your Honorable Court.

WHEREFORE, YOUR PETITIONER PRAYS:

(1) That your Honorable Court may approve and ratify a sale of the Brashear Farm situate near Harrisville in Carroll County, State of Maryland, reserving and excepting therefrom, two (2) acres and thirty (30) square rods of land, with the improvements thereon, that is reserved for the widow, at and for the sum of Twenty-Five Thousand Dollars (\$25,000.00) subject to real estate commissions of One Thousand Two Hundred Fifty